



920 13 Street S
Lethbridge, Alberta

MLS # A2293147



\$374,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	1941 (85 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge x2, stove x2, washer x2, dryer x2

This centrally located bungalow in Lethbridge is close to schools, parks, and everyday amenities. The main level features a bright and spacious living room, kitchen, and dining area filled with natural light. You'll also find two bedrooms and a full four-piece bathroom on the main floor. The basement hosts a legal two-bedroom suite complete with its own kitchen, family room, four-piece bathroom, and separate laundry. Each suite offers ample off-street parking, adding convenience for both owners and tenants. This property presents an excellent opportunity for investors or buyers seeking an affordable home with income potential.